

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Tommy G. Thompson, Governor
George E. Meyer, Secretary

Box 7921
101 South Webster Street
Madison, Wisconsin 53707-7921
TELEPHONE 608-266-2621
FAX 608-267-3579
TDD 608-267-6897

January 20, 2000

Mr. Tim Mattes
Racine Consumers Coop
1011 Yout St.
Racine, WI 53402

FILE REF:

SUBJECT: Former K&R Auto Service Site (Also Referred to as the Racine Consumers Coop Site), 2300 Douglas Ave., Racine
DNR Site Numbers BRRTS 03-52-005285, FID 252052020
PECFA Number 53402-4510-00

Dear Mr. Mattes:

I have received a copy of the ground water use restriction and proof that it has been filed. I have also received the well abandonment forms for this site.

Based on the information submitted, all conditions for case closure have been met. I will have this case entered in our records as a closed case as of January 20, 2000. If you submit a claim to the PECFA fund, I suggest that you enclose a copy of this letter to verify that you have in fact met all requirements for case closure.

The Department appreciates the actions you have undertaken to restore the environment. If you have any questions about this letter, please do not hesitate to call.

Sincerely,

George Mickelson, P.G., P.E.
Remediation Engineer
Bureau for Remediation and Redevelopment
(608) 267-0858 FAX (608) 267-7646

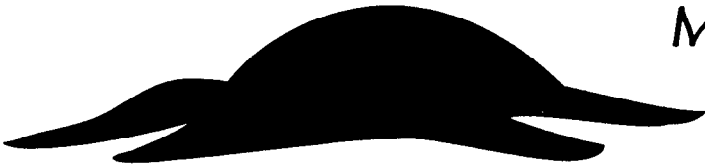
cc: Warren Graham - Moraine Env.
Walt Ebersohl - SER

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Quality Natural Resources Management
Through Excellent Customer Service



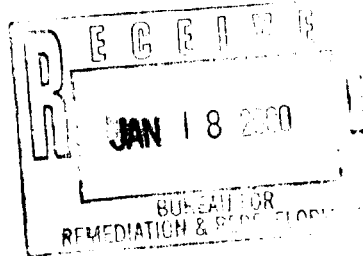


Moraine Environmental, Inc.

Environmental Management Services

January 11, 2000

Mr. George Mickelson, P.G., P.E.
Wisconsin Department of Natural Resources
101 S. Webster Street
P.O. Box 7921
Madison, WI 53707-7921



Project Ref # 1003R
BRRTS # 03-52-005285
FID # 252052020

Re: Closure Documentation
Racine Consumers COOP
2300 Douglas Avenue, Racine, WI
PECFA # 53402-4510-00

Dear George:

Per your request, the wells previously residing on site were properly abandoned and a deed restriction for the property was filed at the Racine County Register's Office. Enclosed are the abandonment forms for each well and a certified copy of the deed restriction. Note that the Andy Bohl, the current owner of the site, has signed the deed restriction. Please add these to your files so that the WDNR may track this site as "closed" on the department's tracking system.

If you have any questions regarding this site please contact me at the above address or by phone at (414) 377-9060.

Sincerely,

MORAINE ENVIRONMENTAL INC.

Warren A. Graham
Project Engineer

cc: Tim Mattes, Racine Consumer COOP
Tom C. Sweet, Moraine

E:\WPWIN\MEITEH10\1003DONE.CLO

Enclosures

1714090

Document Number

GROUNDWATER USE RESTRICTION

REGISTER'S OFFICE
RACINE COUNTY, WIDeclaration of Restrictions

In Re:

2300 Douglas Avenue, Racine, Wisconsin, more particularly described as:
Douglas Avenue Investments Land in NE ¼ of section 5-3-23, portion described
volume 2744, records page 511-512 South of Layrd Avenue, West of Douglas
Avenue.

* See attached for complete legal

STATE OF WISCONSIN)

) ss

COUNTY OF RACINE)

RECORDED.....

2000 JUL -7 PM 1:57

MARK A. LADD
REGISTER OF DEEDSVOL
2994
PAGE
794-997

Recording Area

Name and Return Address

Andy Bohl
2305 Douglas Ave
Racine WI 53402

Tax Key No.: 20956006

WHEREAS, Douglas Avenue Investments, LLC, is the owner of the above-described property.

WHEREAS, one or more petroleum discharges have occurred on this property. Benzene-contaminated groundwater above ch. NR140, Wis. Adm. Code, enforcement standards existed on this property in monitoring well MW-4 on multiple dates, the latest of which was May 11, 1999.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct additional soil or groundwater remediation activities on the property at the present time;

WHEREAS, natural attenuation has been approved by the Wisconsin Department of Natural Resources (WDNR) to remediate groundwater contamination exceeding ch. NR140 groundwater standards within the boundaries of this property.

WHEREAS, construction of wells where the water quality exceeds the drinking water standards in Ch. NR 809 is restricted by Chs. NR 811 and NR 812, Wis. Adm. Code. Special well construction standards or water treatment requirements, or both, or well construction prohibitions may apply.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

Anyone who proposes to construct or reconstruct a well on this property is required to contact the Department of Natural Resources' Bureau of Drinking Water and Groundwater, or its successor agency, to determine what specific requirements are applicable, prior to constructing or reconstructing a well on this property. No well may be constructed or reconstructed on this property unless applicable requirements are met.

If construction is proposed on this property that will require dewatering, or if groundwater is to be otherwise extracted from this property, while this groundwater use restriction is in effect, the groundwater shall be sampled and analyzed for contaminants that were previously detected on the property and any extracted groundwater shall be managed in compliance with applicable statutes and rules.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above described property whether by descent, devise, purchase or otherwise. This restriction benefits and is enforceable by the WDNR, its successors or assigns.

Declaration of Restrictions

The Department, its successors or assigns may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is, or becomes, owner of the property described above may request that the WDNR or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the written receipt of such a request, the WDNR shall determine whether or not the restrictions contained herein can be extinguished. If the WDNR determines that the restrictions can be extinguished, an affidavit, attached to a copy of the WDNR written determination, may be recorded to give notice that this deed restriction, or portions of this deed restriction, are no longer binding.

By signing this document, Andy Bohl asserts that he is duly authorized to sign this document on behalf of Douglas Avenue Investments, LLC.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 7 day of JAN, 2000.

Signature: [Signature]

Signature: _____

Printed Name: Andy Bohl

Subscribed and sworn to before me this 7th day of Jan, 2000

[Signature] (Anne T. Kuemmel)

Notary Public, State of Wisconsin

My commission expires 3/30/2003

I, Mark Ladd, Racine County Register of Deeds, do hereby certify that this is a true and correct copy of the original and is to be filed in the Racine County Register of Deeds, Racine, Wisconsin. I have placed my official seal this 7th January, 2000 A.D.
[Signature]
 REGISTER OF DEEDS

4. The land referred to in this commitment is situated in Racine County, State of Wisconsin, and is described as follows:

All that part of the Northeast One-quarter (NE 1/4) of Section numbered Five (5), Township numbered Three (3) North, Range numbered Twenty-three (23) East, in the City of Racine, described as follows: Commencing at the point where the East line of the railway right of way of the Chicago and North Western Railway Company intersects the center line of Layard Avenue; running thence East on the center line of Layard Avenue, Two Hundred Ninety (290) feet to the East line of lands of The Milwaukee Electric Railway & Transport Company; running thence South on said East line, at right angles to the center line of Layard Avenue, One Hundred Forty (140) feet to a point which point is the place of beginning of this description; thence East and parallel to the center line of Layard Avenue, One Hundred Twenty and Sixty-two Hundreths (120.62) feet to a point in the West line of Douglas Avenue; thence South Three degrees Twenty-three minutes West (S. 3°23' W.) on the West line of Douglas Avenue, Seventy-two and Twelve Hundredths (72.12) feet to a point; thence West parallel to the center line of Layard Avenue, One Hundred Sixteen and Thirty-six Hundredths (116.36) feet to a point in said East line of The Milwaukee Electric Railway & Transport Company lands; thence North on said East line, Seventy-two (72) feet to the place of beginning.

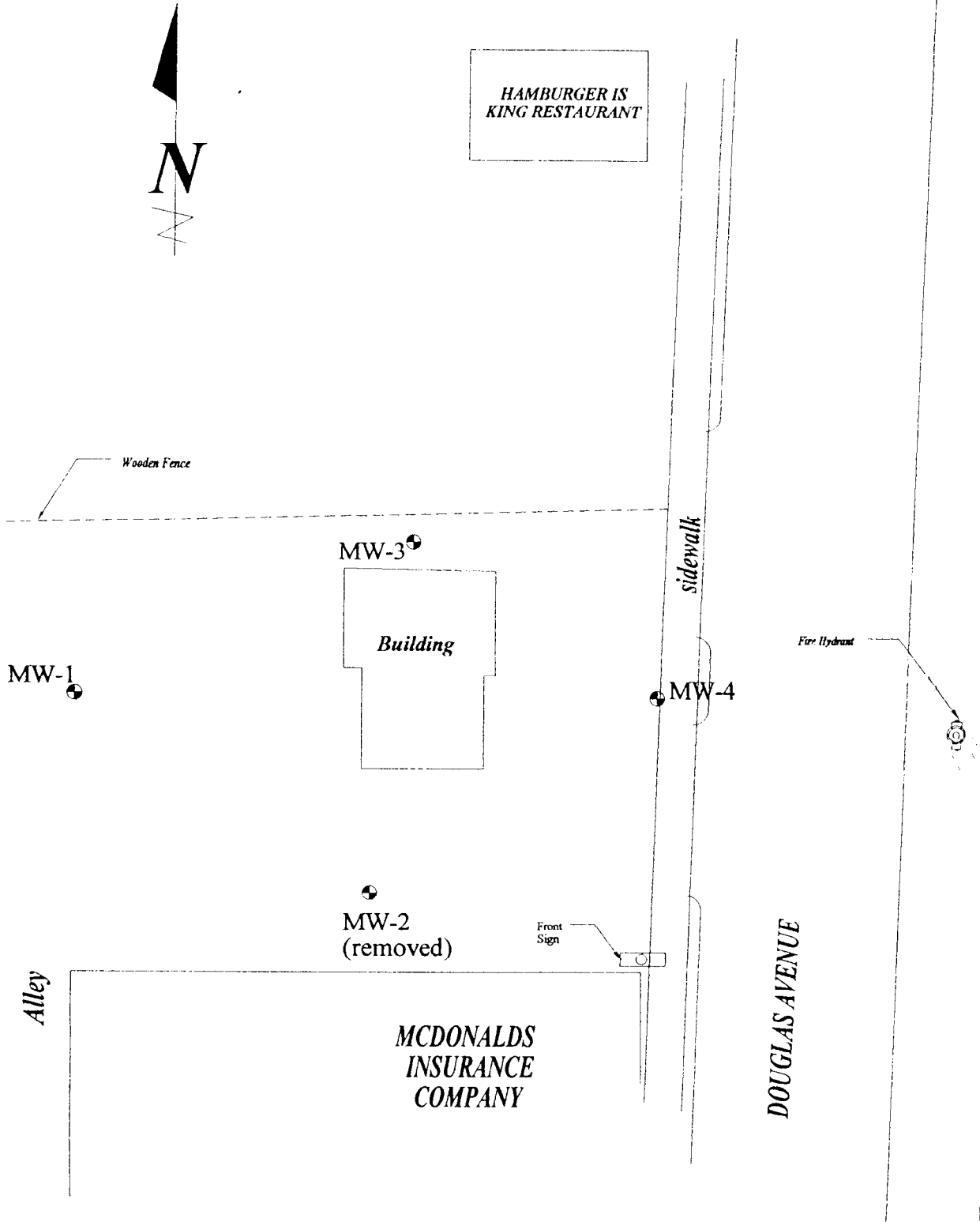
ALSO: All that part of the Northeast One-quarter (NE 1/4) of Section numbered Five (5), Township numbered Three (3) North, Range numbered Twenty-three (23) East, in the City of Racine, described as follows: Commencing at the point where the East line of the railway right of way of the Chicago and North Western Railway Company intersects the center line of Layard Avenue; running thence East on the center line of Layard Avenue, Two Hundred Ninety (290) feet to the East line of lands of The Milwaukee Electric Railway & Transport Company; running thence South on said East line, at right angles to the center line of Layard Avenue, Two Hundred Twelve (212) feet to a point, which point is the place of beginning of lands herein conveyed; thence East and parallel to the center line of Layard Avenue, One Hundred Sixteen and Thirty-six Hundredths (116.36) feet to the West line of Douglas Avenue; thence South Three degrees Twenty-three minutes West (S. 03°23' W.) on the West line of Douglas Avenue, Eight and One Hundredth (8.01) feet to a point; thence West and parallel to the center line of Layard Avenue, One Hundred Fifteen and Eighty-nine Hundredths (115.89) feet to a point in said East line of The Milwaukee Electric Railway & Transport Company lands; thence North on said East line Eight (8) feet to the place of beginning.

Parcel Number 20956-6

For Reference Only:

Address: 2300 Douglas Avenue

PETERSON'S
CARPETS



HAMBURGER IS
KING RESTAURANT

Wooden Fence

MW-3

Building

MW-1

sidewalk

Fire Hydrant

MW-4

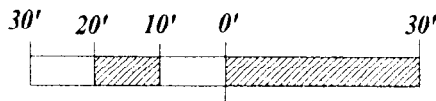
MW-2
(removed)

Front
Sign

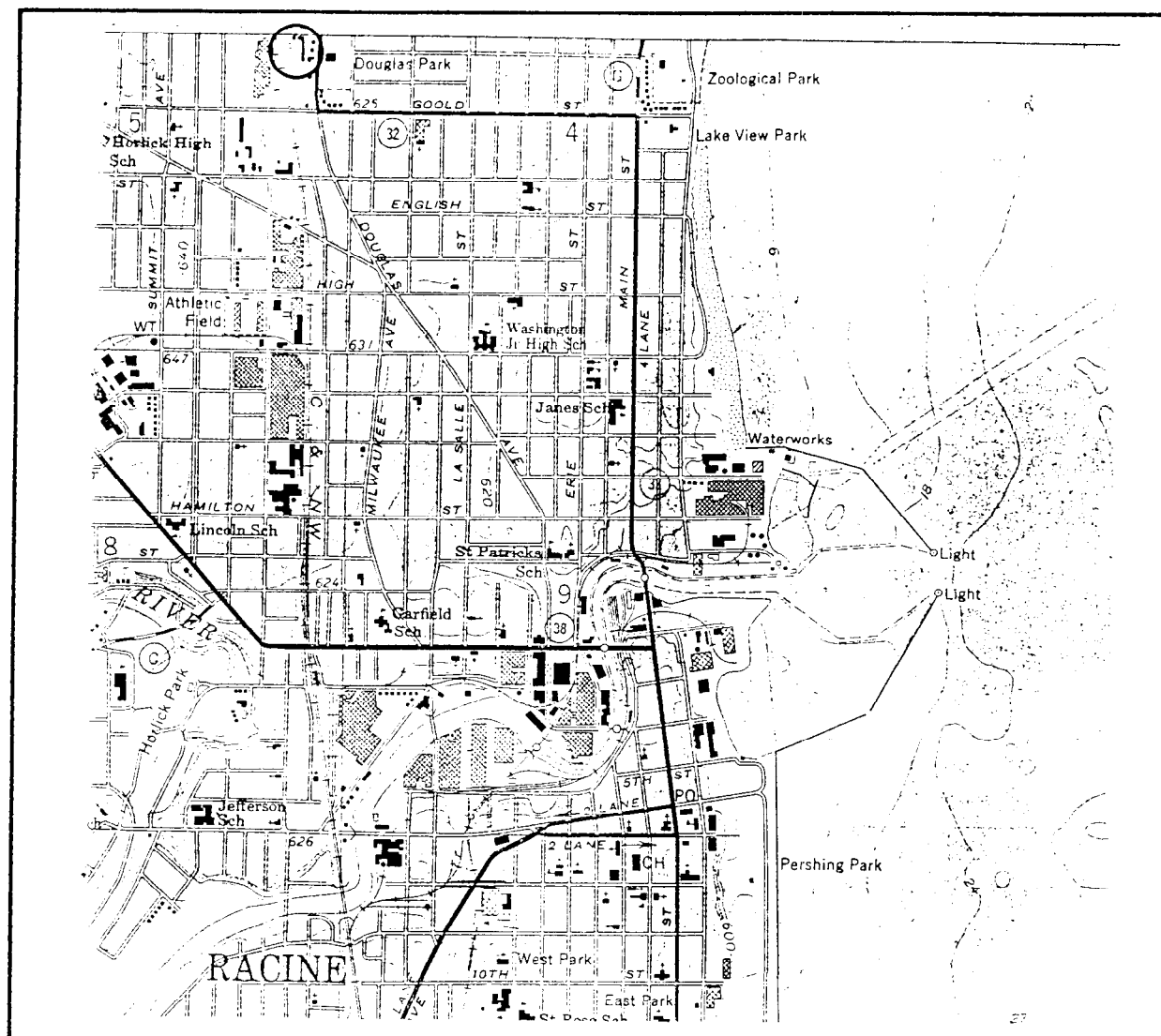
Alley

MCDONALDS
INSURANCE
COMPANY

DOUGLAS AVENUE



Drawing Title	Site Plan	Figure	FIG 1
Drawing Company	Moraine Environmental, Inc.	Project#	1003
Site Location	Previous Douglas Coop 2300 Douglas Avenue Racine, Wisconsin		



ADAPTED FROM 7.5 MINUTE SERIES NE/4 RACINE QUADRANGLE
(PHOTOREVISED 1976)

 SITE LOCATION

SCALE 1:24,000

DRAWING TITLE		
SITE LOCATION MAP		
PROJECT NAME		
Racine Consumers Co-op (Douglas Co-op Station #4) 2300 Douglas Avenue Racine, Wisconsin		
PROJECT NUMBER		DRAWING COMPANY
1003		Moraine Environmental, Inc.
SCALE	DATE	
1:24,000	8-25-98	FIGURE 1

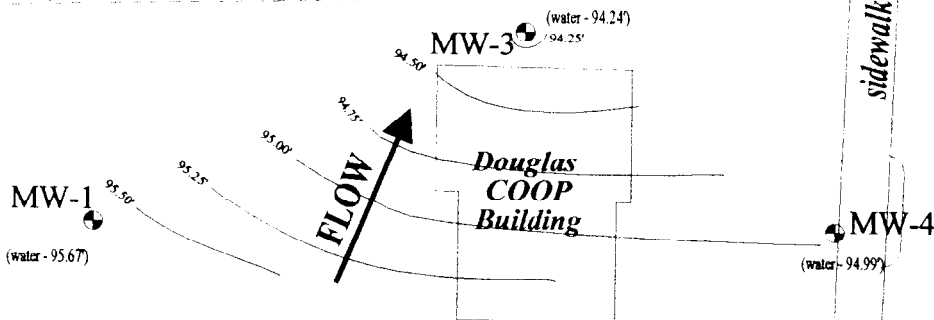
Groundwater elevations calculated from water levels
taken on May 4, 1999.

PETERSON'S
CARPETS



HAMBURGER IS
KING RESTAURANT

Wooden Fence



Fire Hydrant

MW-2
(removed)

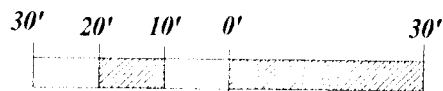
Front
Sign

Alley

MCDONALDS
INSURANCE
COMPANY

sidewalk

DOUGLAS AVENUE



Drawing Title	Figure
Groundwater Flow Direction	FIG 1
Drawing Company	Project#
Moraine Environmental, Inc.	1003
Site Location	
Douglas Coop Station #4 2300 Douglas Avenue Racine, Wisconsin	

**TABLE 1
GROUNDWATER QUALITY RESULTS
RACINE CONSUMER COOP
PROJECT #1003**

Chemical	MW-1						MW-2		MW-3						MW-4						TW-1	TW-3	TW-7	ES	PAL		
	3-27-97	6-26-97	10-13-97	1-29-98	4-2-98	7-1-98	3-27-97	6-26-97	3-27-97	6-26-97	10-13-97	1-29-98	4-2-98	7-1-98	5-4-99	3-27-97	6-26-97	10-13-97	1-29-98	4-2-98	7-1-98	5-4-99	8-28-96			8-28-96	8-28-96
DRO	2000	4400	1500	1900	2800	2700	3800	5400	1200	890	920	450	490	290	NA	42000	20000	7600	1600	1300	810	NA	NA	NA	NA	NA	
GRO	ND	ND	NA	NA	NA	NA	5100	3000	130	ND	NA	NA	NA	NA	NA	6800	7000	1200	300	NA	130	NA	NA	NA	NA	NSE	NSE
Soluble Lead	ND	ND	NA	NA	NA	NA	3.7	2.2	ND	ND	NA	NA	NA	NA	NA	8.4	3.2	NA	NA	4.1	NA	NA	NA	NA	NA	NSE	NSE
Benzene	ND	ND	<0.41	0.16	<0.26	<0.27	4.0	2.7	ND	ND	<0.41	<0.41	<0.27	<0.27	<0.27	100	280	86	41	18	39	8.1	NA	NA	NA	15	1.5
sec-Butylbenzene	ND	ND	NA	NA	NA	NA	ND	ND	ND	ND	<0.23	<0.23	NA	NA	<0.29	ND	ND	0.95	0.0	NA	NA	<0.29	NA	NA	NA	5	0.5
n-Butylbenzene	ND	ND	NA	NA	NA	NA	17	ND	ND	ND	<0.31	<0.31	NA	NA	<0.29	18	ND	1.9	0.60	NA	NA	<0.29	NA	NA	NA	NSE	NSE
1,1 Dichloroethene	ND	ND	NA	NA	NA	NA	ND	ND	2.4	1.6	1.4	<0.28	NA	NA	<0.43	ND	ND	<0.70	<0.28	NA	NA	<0.29	NA	NA	NA	NSE	NSE
1,2 Dichloroethane	ND	ND	NA	NA	NA	NA	ND	ND	0.6	ND	0.34	<0.32	NA	NA	<0.37	ND	ND	<0.60	<0.24	NA	NA	0.43 Q	NA	NA	NA	850	85
cis-1,2 Dichloroethene	ND	ND	NA	NA	NA	NA	ND	ND	20	7.4	28	26	NA	NA	3.8	ND	ND	<0.60	<0.24	NA	NA	<0.37	NA	NA	NA	5	0.5
Trans-1,2 Dichloroethene	ND	ND	NA	NA	NA	NA	ND	ND	0.5	27	0.98	0.98	NA	NA	<0.79	ND	ND	<0.70	<0.28	NA	NA	0.56 Q	NA	NA	NA	70	7
Ethylbenzene	ND	ND	<0.23	<0.29	<0.24	<0.32	700	200	ND	ND	<0.23	<0.23	<0.32	<0.32	<0.32	31	180	42	0.26	ND	0.45	1.2	NA	NA	NA	NSE	NSE
Isopropyl benzene	ND	ND	NA	NA	NA	ND	39	12	ND	ND	<0.27	<0.27	NA	NA	<0.26	ND	7.0	2.1	0.54	NA	NA	<0.26	NA	NA	NA	700	140
Methylene Chloride	ND	ND	NA	NA	NA	NA	2.5*	ND	ND	ND	<0.22	<0.22	NA	NA	<0.36	4.3*	ND	<0.55	0.23*	NA	NA	<0.36	NA	NA	NA	NSE	NSE
MTBE	0.9	74	ND	0.35	0.28	D	520	240	12	8.2	7.5	2.9	1.1	1.7	0.67 Q	220	620	360	100	32	60	11	ND	8.1	1,300	5	0.5
Naphthalene	ND	ND	NA	NA	NA	NA	140	66	ND	75	<0.66	<0.66	NA	NA	<0.35	22	99	18	5.0	1.3	NA	<0.35	NA	NA	NA	40	8
n-Propylbenzene	ND	ND	NA	NA	NA	NA	88	26	ND	ND	<0.27	<0.27	NA	NA	<0.76	ND	15	4.1	0.35	NA	NA	<0.76	NA	NA	NA	NSE	NSE
Toluene	ND	ND	<0.28	<0.36	0.29	<0.27	2.7	.62	ND	ND	<0.28	<0.28	NA	NA	<0.27	580	300	4.6	0.49	<0.27	<0.21	<0.27	ND	ND	ND	343	68.6
1,1,1-Trichloroethane	ND	ND	NA	NA	NA	NA	ND	ND	ND	ND	<0.27	0.32	<0.27	<0.27	<0.30	ND	ND	<0.68	<0.27	NA	NA	<0.30	NA	NA	NA	200	40
Trichloroethene (TCE)	ND	ND	NA	NA	NA	NA	ND	ND	0.6	ND	0.80	1.1	1.4	NA	0.75 Q	ND	ND	<0.50	<0.20	0.72	NA	<0.27	NA	NA	NA	5	0.5
Trimethylbenzenes	ND	ND	<0.30	0.39	<0.86	<0.27	1120	274	1.4	ND	<0.30	<0.30	<0.27	<0.27	<0.27	950	980	156	2.9	0.44	<0.86	0.44 Q	ND	ND	10	480	96
Vinyl Chloride	ND	ND	NA	NA	NA	NA	ND	ND	ND	ND	12	3.5	0.51	NA	0.60 Q	ND	ND	<0.58	<0.23	NA	NA	<0.20	NA	NA	NA	0.2	0.02
Total Xylenes	ND	ND	<0.28	<0.94	<0.97	<0.43	1327	255.8	6.0	ND	<0.51	<0.51	<0.43	<0.43	<0.43	ND	2500	233	41.2	77	0.86	<0.43	ND	ND	ND	620	124

Key:

NA - Not Analyzed
 NSE - No standard Established
 ND - Indicates No Detectable analyte at or above the listed detection limit (see laboratory reports).
 DRO - Diesel Range Organics
 GRO - Gasoline Range Organics
 All results reported in ug/l (equivalent to parts per billion)

PAL - Preventive Action Limit
 ES - Enforcement Standard
 Bold and Shaded Results indicate exceedence of Enforcement Standards
 Bold Results indicate exceedence of Preventive Action Limits
 * - Indicates lab detect suspect
 Results from 10-13-97 to current are post-remediation groundwater samples